

Town of Amherst Industrial Development Agency

MRB Cost Benefit Calculator

Date May 9, 2025  
Project Title Delta Sonic HQ & Fabrication  
Project Location 6010, 6030 & 6040 North Bailey, 14226

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

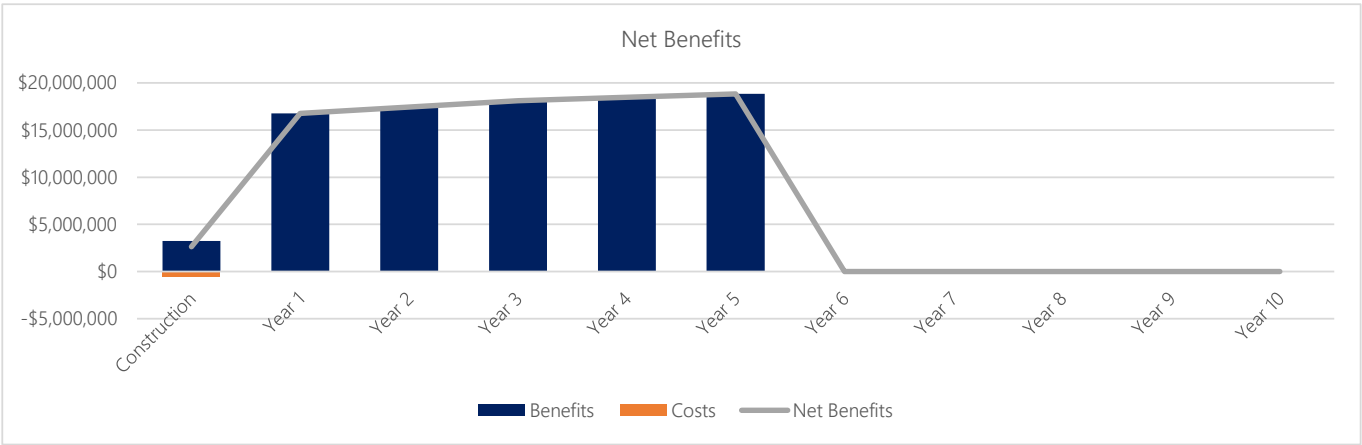
Construction Project Costs

\$12,818,178

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	22	20	42
Earnings	\$1,925,500	\$1,141,436	\$3,066,936
Local Spend	\$5,000,000	\$3,554,000	\$8,554,000

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	162	156	318
Earnings	\$56,124,936	\$28,354,318	\$84,479,254

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

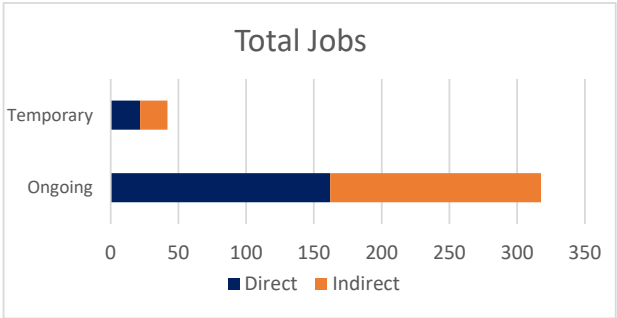
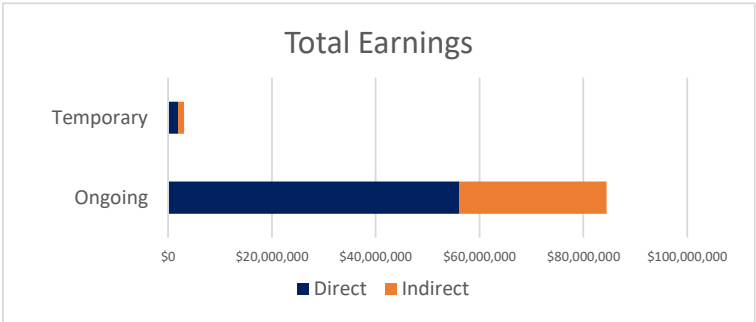


Figure 3



# Fiscal Impacts

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$612,500	\$612,500
Local Sales Tax Exemption	\$332,500	\$332,500
State Sales Tax Exemption	\$280,000	\$280,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$612,500</b>	<b>\$612,500</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$88,273,918</b>	<b>\$83,300,301</b>
To Private Individuals	\$87,546,190	\$82,613,575
Temporary Payroll	\$3,066,936	\$3,066,936
Ongoing Payroll	\$84,479,254	\$79,546,639
Other Payments to Private Individuals	\$0	\$0
To the Public	\$727,728	\$686,725
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$25,494	\$25,494
Ongoing Jobs - Sales Tax Revenue	\$702,234	\$661,231
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$4,552,402</b>	<b>\$4,295,906</b>
To the Public	\$4,552,402	\$4,295,906
Temporary Income Tax Revenue	\$138,012	\$138,012
Ongoing Income Tax Revenue	\$3,801,566	\$3,579,599
Temporary Jobs - Sales Tax Revenue	\$21,469	\$21,469
Ongoing Jobs - Sales Tax Revenue	\$591,355	\$556,826
<b>Total Benefits to State &amp; Region</b>	<b>\$92,826,320</b>	<b>\$87,596,207</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$83,300,301	\$332,500	251:1
State	\$4,295,906	\$280,000	15:1
<b>Grand Total</b>	<b>\$87,596,207</b>	<b>\$612,500</b>	<b>143:1</b>

\*Discounted at the public sector discount rate of: 2%

## Additional Comments from IDA

Prepared by DM

Does the IDA believe that the project can be accomplished in a timely fashion? Yes  
Does this project provide onsite childcare facilities? No